



## TOWN OF UXBRIDGE

☒ Meeting

☐ Cancellation

POSTED UXB TOWN CLERK  
2022 JAN 6 AM 7:42

Board or Commission: UXBRIDGE PLANNING BOARD AGENDA

Meeting Date: WEDNESDAY, January 12, 2022- 7:00 PM

Place: Town of Uxbridge Meeting Room

Authorized Signature: \_\_\_\_\_

- **PUBLIC HEARING:**

- **Definitive Subdivision Plan – Bowie's Landing, 335 Williams Street:**

- The applicant Katherine Boyer is seeking approval of a Definitive Subdivision Plan to create 2 residential lots. The property is located at 335 Williams Street and on Assessor's Map 11, Parcel 1756. The title to said land is recorded in the Worcester District Registry of Deeds in Book 29720, page 80. The property is located in the Agricultural zoning district.

- **PUBLIC HEARING:**

- **Special Permit Application Big Y Foods, Inc.**

- The petitioner has submitted an application for a special permit application, fill/importation permit and stormwater permit to construct an approximately 55,000 sq. ft. full service supermarket with related parking and outbuilding of approximately 5,000 sq. ft to be used for retail purposes. The amount of importation is +/- 3,750 tons of soil fill and gravel and area filled is +/- 7 acres. The stormwater permit will require 7.25 acres of proposed disturbance and a total amount of impervious area being 133,730 sf. net increase over existing impervious area and 226,512 sf total impervious area not including impervious area on land located at 262 Millville Road and 240 South Main Street ,130.0-2077-000.0, 030.1-1926-000.0 in Uxbridge, MA. The application and plans are available at the Town Clerks office or can be viewed at the Planning Board office.

- **PUBLIC HEARING:**

- **Special Permit – Pro Storage Group, 400 West Street:**

- The applicant Pro Storage Group, Inc. is seeking approval of a Special Permit to construct commercial buildings to expand the existing self-storage business. The property is located at 400 West Street and is shown on Assessor's Map 33, Parcel 198. The property is located in the Industrial B zoning district.

- **PUBLIC HEARING:**

- The Planning Board is holding a hearing to consider a petition of the Uxbridge Planning Board to remove an identical condition from the conditions of approval of the following Subdivisions: Trowbridge Acres; Autumn Vista; Cobblers Knoll; and Tucker Hill Estates, in Uxbridge, MA. The Condition in all these subdivisions states the following:" The Applicant shall record (at the Registry of Deeds) a deed restriction, prohibiting future expansion of the roadway. Prior to endorsement of the plan, the proposed easement language shall be submitted for review and deemed satisfactory to the Town. The easement shall be recorded at the Registry of Deeds and contain margin or other references with this decision and the approved plan to ensure the "paper

**UXBRIDGE PLANNING BOARD AGENDA continued**  
**WEDNESDAY, January 12, 2022**

trail” “. This condition has been determined detrimental in any consideration for eventual Road Acceptance for each of the stated Subdivisions.

- **MINUTES/MAIL/INVOICES:**
- **GENERAL BUSINESS:**
  - ANR Plan – Ledgemere Country V Crownshield Ave & West Devonshire
  - ANR – Patriots Landing
  - ANY OTHER BUSINESS, which may lawfully come before the Board
- **ADJOURNMENT**
- **NEXT PLANNING BOARD MEETING:** January 26, 2022

**MEETING POSTINGS:**

Except in an emergency, a public body must post notice of a meeting at least 48 hours in advance, excluding Saturday's, Sunday's and legal holidays, except in emergencies. "Emergency" is a sudden, generally unexpected occurrence or set of circumstances demanding immediate action. In an emergency, a public body shall post notice as soon as reasonably possible prior to a meeting. Notice must include date, time and place of meeting. Must include listing of topics the chair reasonably anticipates will be discussed at the meeting. Topics must give enough specificity so that the public will understand what will be discussed at the meeting. Public bodies are encouraged to update the notice when aware of new topics within the 48-hour period before the meeting. Chairs should not post notices so far in advance that there is a high likelihood that new topics will arise, unless the chair updates the notice with any such new topics 48 hours in advance of the meeting.